

*Unified Development  
Ordinance (UDO)  
Zoning Maps*

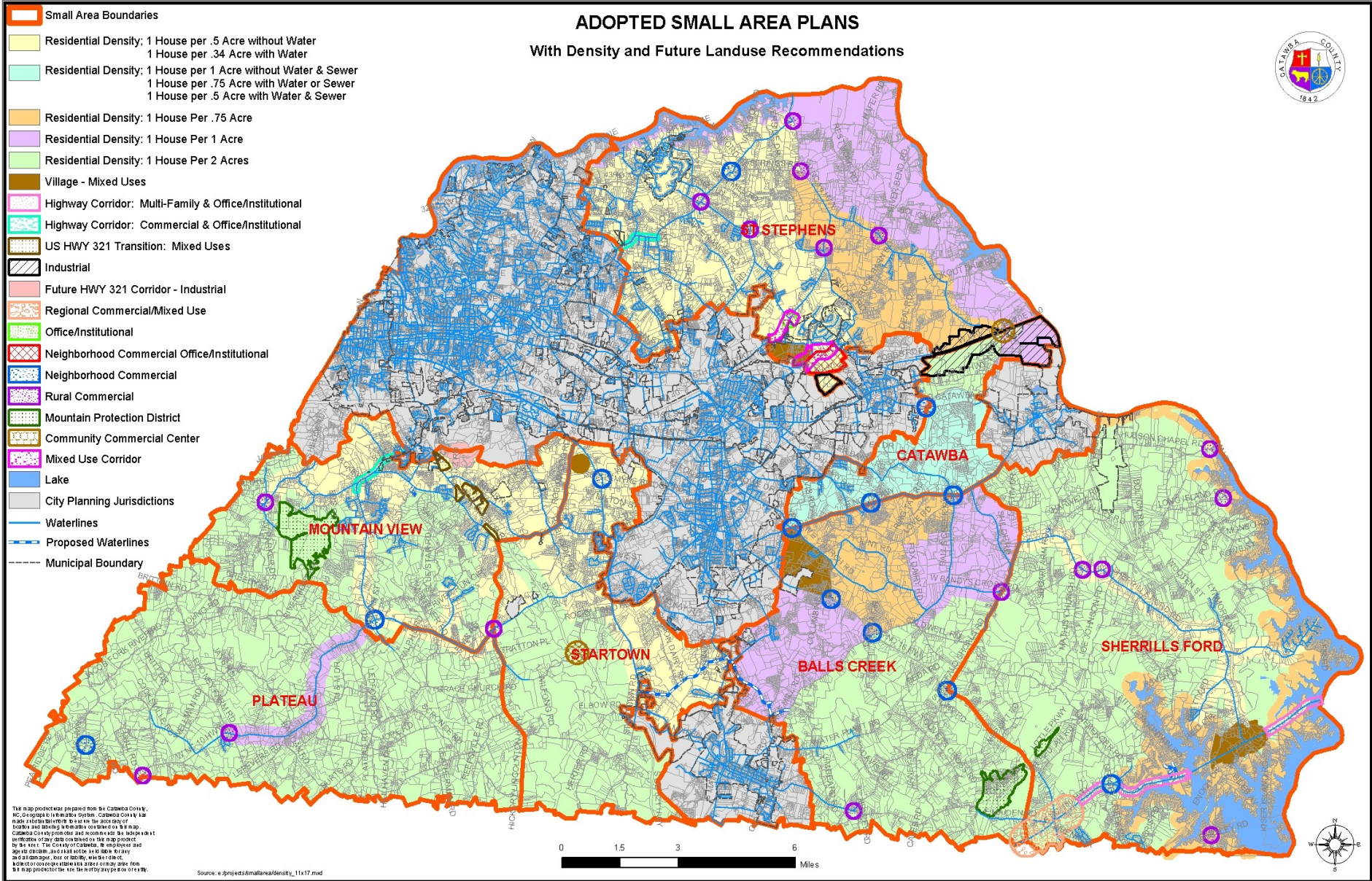
*Planning Board Public Hearing  
August 7, 2006*

# Why new zoning maps?

- Small area plan recommendations for residential density and rezonings
  - Based on community planning process with public input over past 6 years
- New zoning district categories in Unified Development Ordinance
  - Translate current zoning into new zoning names

# ADOPTED SMALL AREA PLANS

With Density and Future Landuse Recommendations



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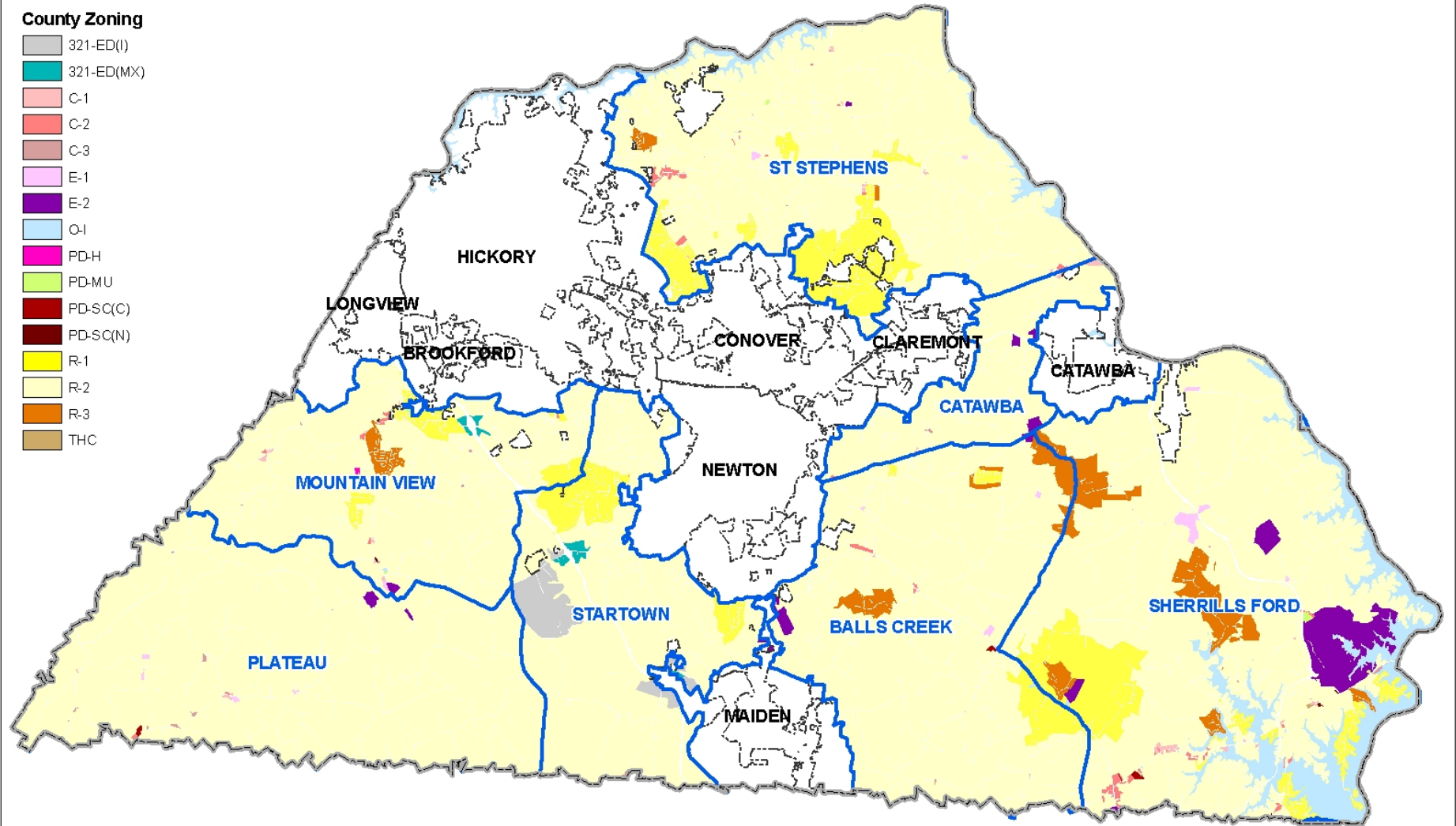
# Current County Zoning



- Municipal Zoning
- Lake

## County Zoning

- 321-ED(I)
- 321-ED(MX)
- C-1
- C-2
- C-3
- E-1
- E-2
- O-I
- PD-H
- PD-MU
- PD-SC(C)
- PD-SC(N)
- R-1
- R-2
- R-3
- THC



Catawba County, NC



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Miles



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# General Zoning

- County zoned since 1974
- All properties are currently zoned in County
- General zoning is the base zoning of tract of land
- Convert existing zoning to new general zoning designations created in UDO

# General Zoning Districts

## Current:

- Residential (R-1, R-2, R-3)

## Proposed:

- R-20, R-30, R-40 and R-80
- Number indicates lot size in thousands of square feet **only when new lots are created**
- Existing lots are grandfathered for their size; ex. 20,000 square foot lot in R-40 can still be built upon or re-built if have existing home
- Approximately 50% of County proposed 2-acres with remaining less than 2-acres

## Rationale:

- Establish residential densities based on Small Area Plan recommendations

# Small Area Plan Residential Recommendations

- 2-acre zoning
  - Preservation of rural character, including farmland and historical areas
  - Limits future expenditure of tax dollars for public water/sewer in rural areas where otherwise higher density development would need public sewer when septic systems fail
  - Concentrates development where infrastructure (water, sewer, roads) can support higher density
  - Allows school planners to identify where to plan for new school sites in higher density areas

# Existing Lots of Record

## **Vacant parcels in County**

R-20 = 3,408 parcels (11,726 acres)

R-30 = 2,017 parcels (6,038 acres)

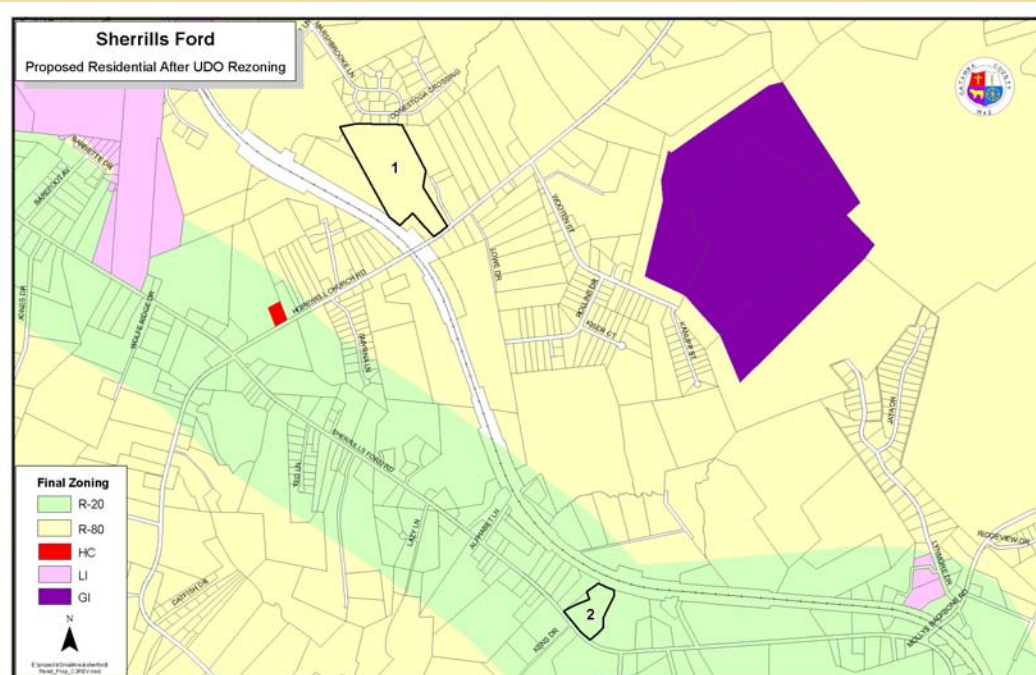
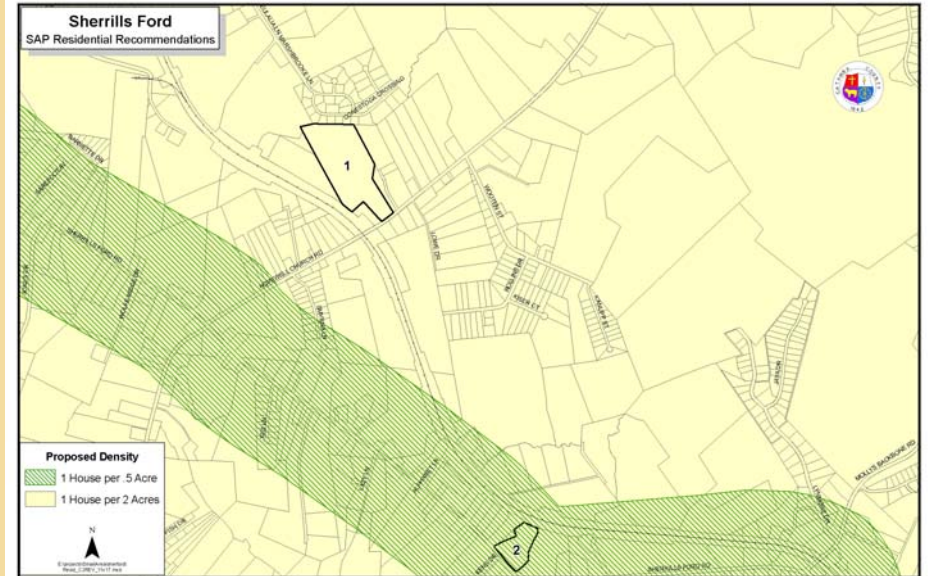
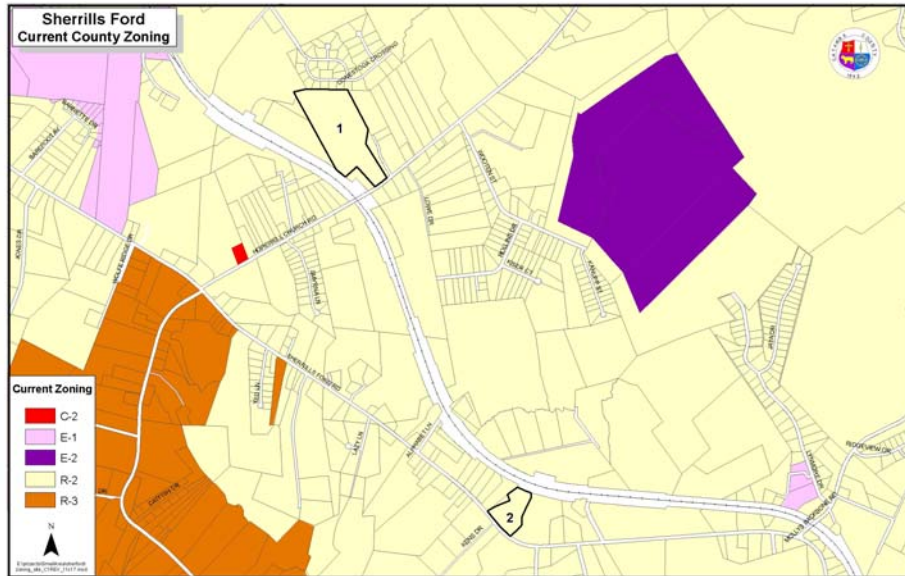
R-40 = 1,368 parcels (6,584 acres)

R-80 = 3,198 parcels (25,953 acres)

**There are approximately 10,000 vacant parcels representing 25% of the total parcels in the County**



# Proposed Residential Density Changes



# General Zoning Districts

## Current:

- Office-Institutional (O-I)
- Commercial (C-1, C-2 & C-3)

## Proposed:

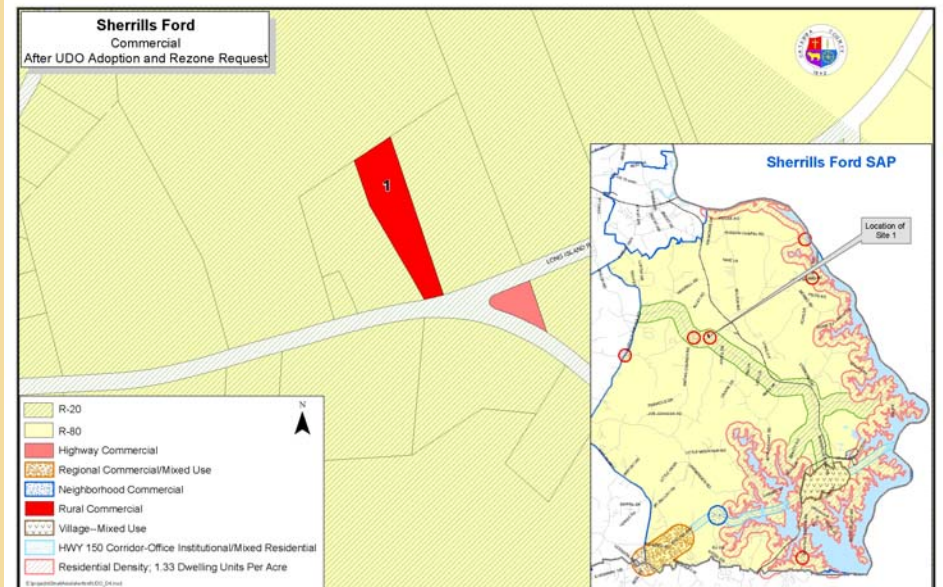
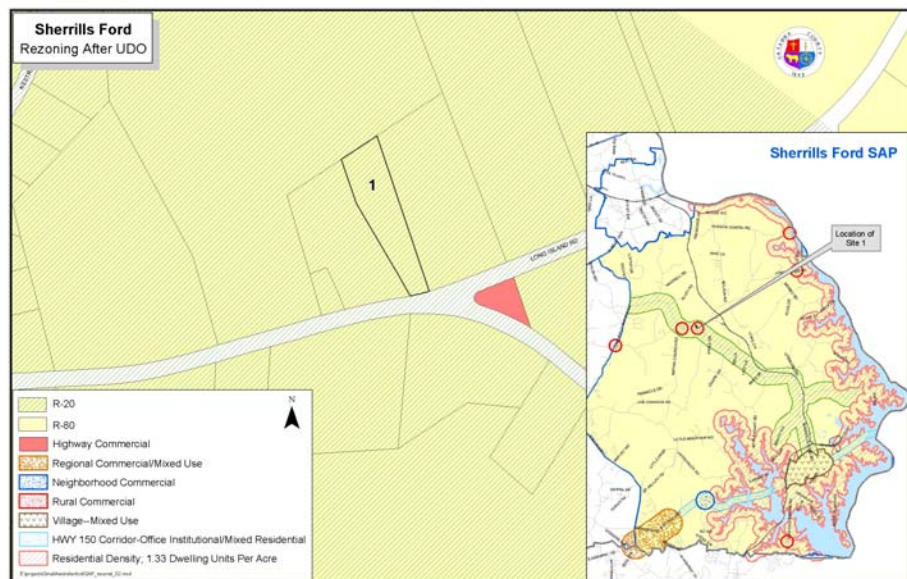
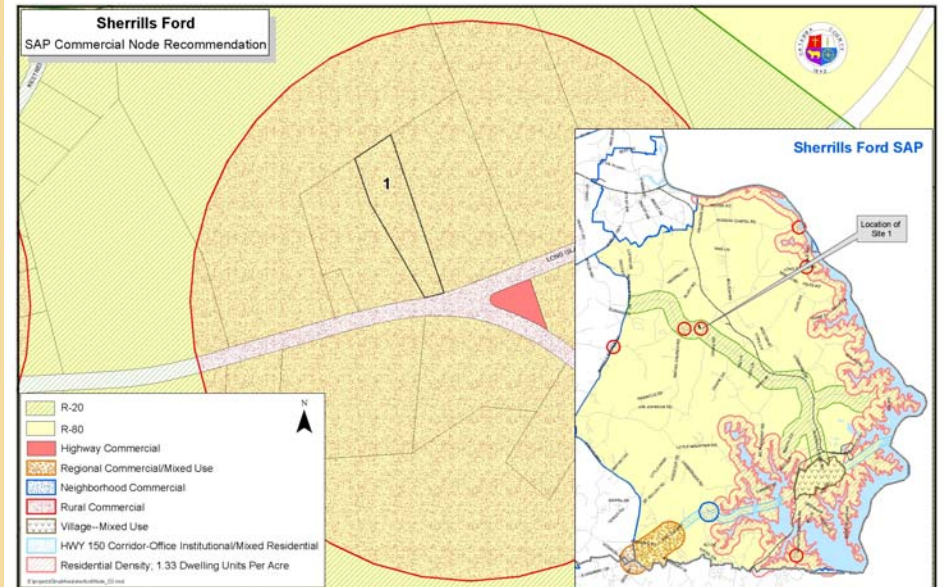
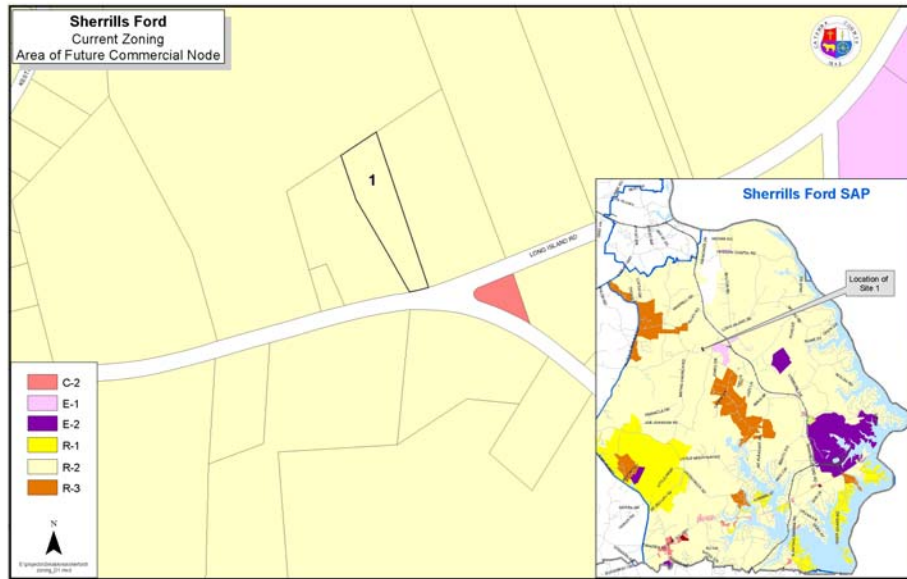
- Office-Institutional Node (OI) = current O-I
- Rural Commercial (RC) = C-1
- Highway Commercial (HC) = C-2
- Current C-3 zoning:
  - if current business (active or abandoned) = RC or HC
  - if property is vacant zoned residential

## Rationale:

- To establish new non-residential districts based on Small Area Plan recommendations and new UDO zoning districts



# Commercial Nodes



# General Zoning Districts

## **Current:**

- Industrial (E-1 & E-2)

## **Proposed:**

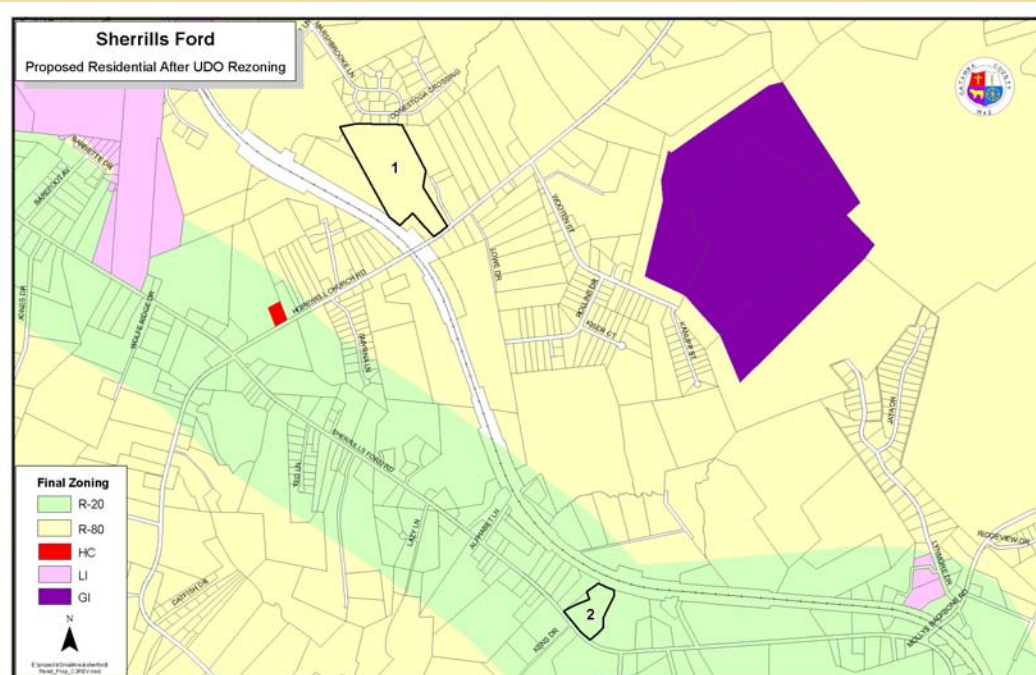
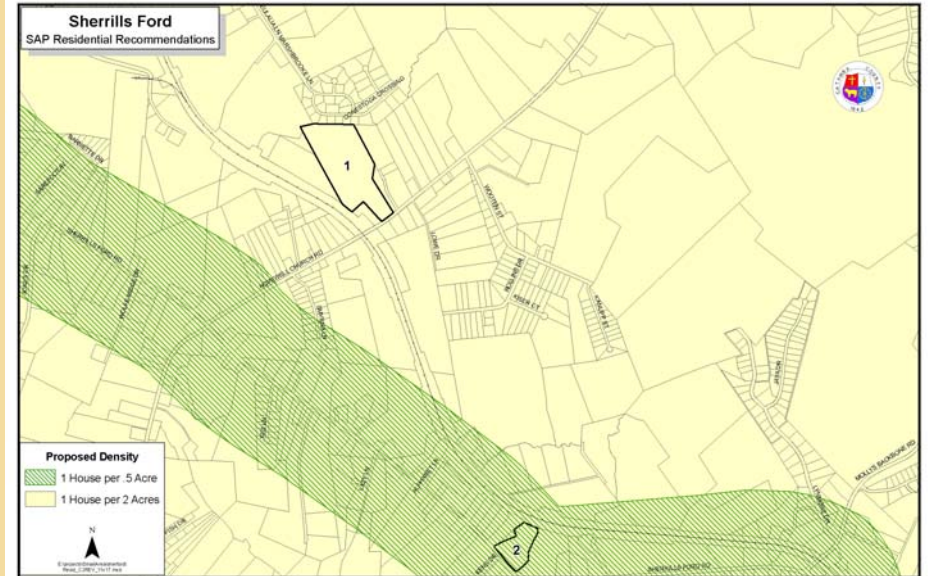
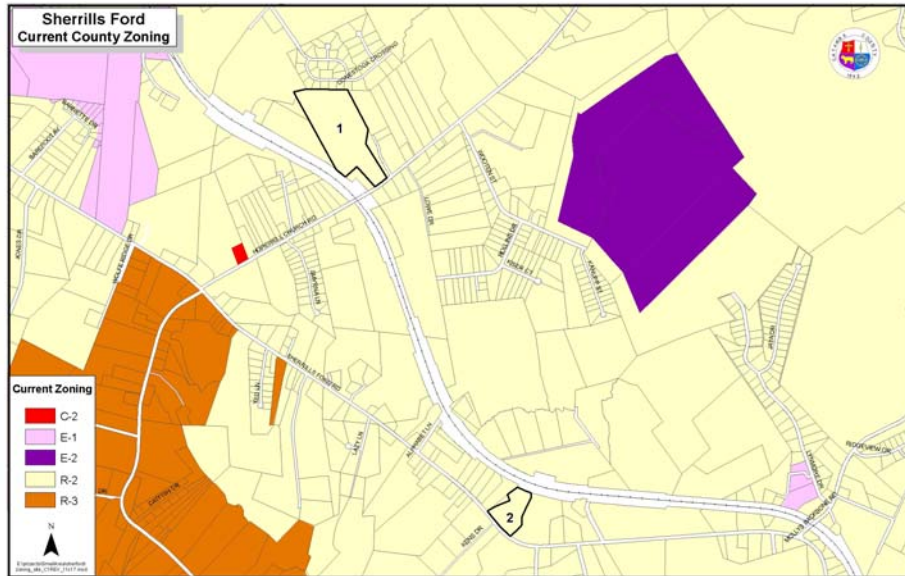
- Light Industrial (LI) = E-1
- General Industrial (GI) = E-2

## **Rationale:**

- To establish industrial districts in conformance with Small Area Plan recommendations and new UDO zoning districts

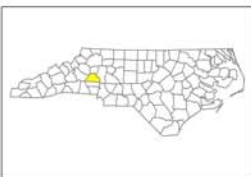
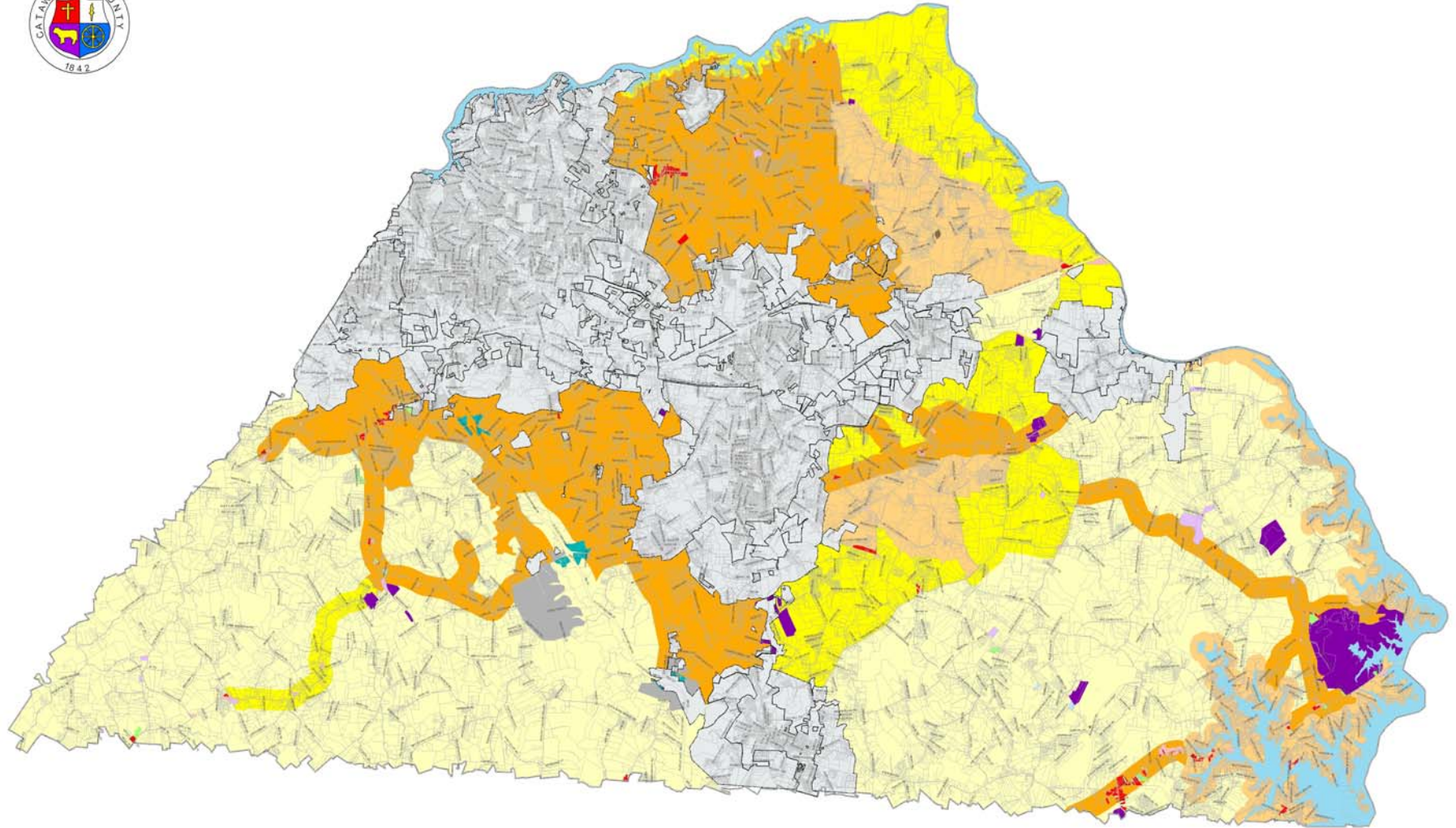


# Industrial Zoning Changes





# CATAWBA COUNTY, NC ZONING CLASSIFICATIONS



Municipal Limits  
 County Boundary  
 Lake

R-20	LI
R-30	GI
R-40	321-ED(I)
R-80	321-ED(MX)
MHP	PD
O-I	sde.SDE.City_ETJ
RC	sde.SDE
LI	



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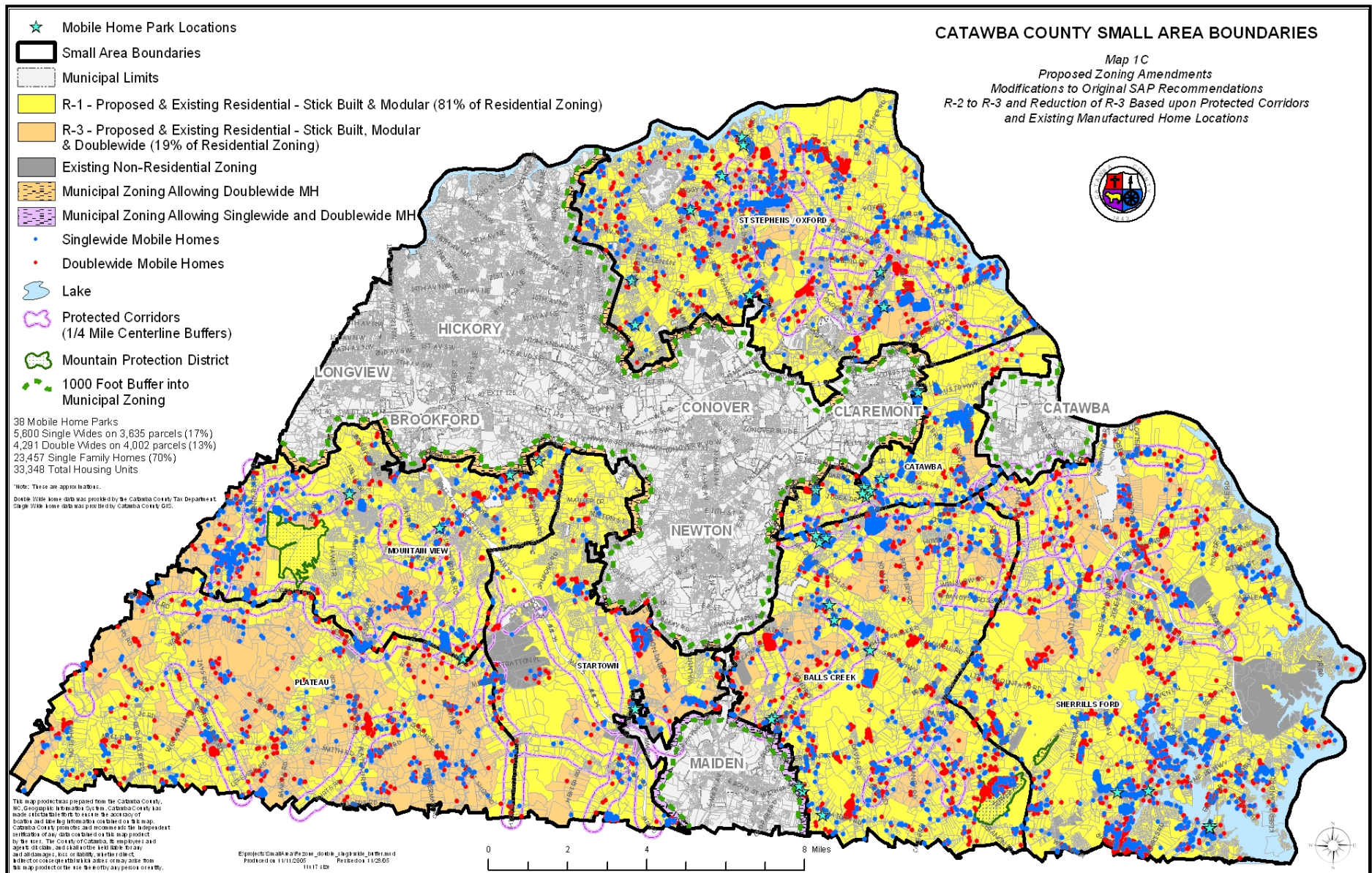
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# Overlay Zoning

- Current overlay zoning – no changes:
  - Watershed protection
- Revised overlay zoning – changes to existing
  - Floodplain management – new study by FEMA and updated preliminary maps
  - Mixed use corridor – add new roadways based on small area plans
- New overlay zoning – based on small area plans
  - Mountain protection – above 1100 foot contour on Bakers Mtn. and Anderson Mtn.
  - Catawba River corridor – along Catawba Rivers and Lakes
  - Rural Preservation – along rural roads based on small area plans or roads with viewsheds
  - Doublewide manufactured home – based on small area plans and corridors



# Manufactured Home Overlay



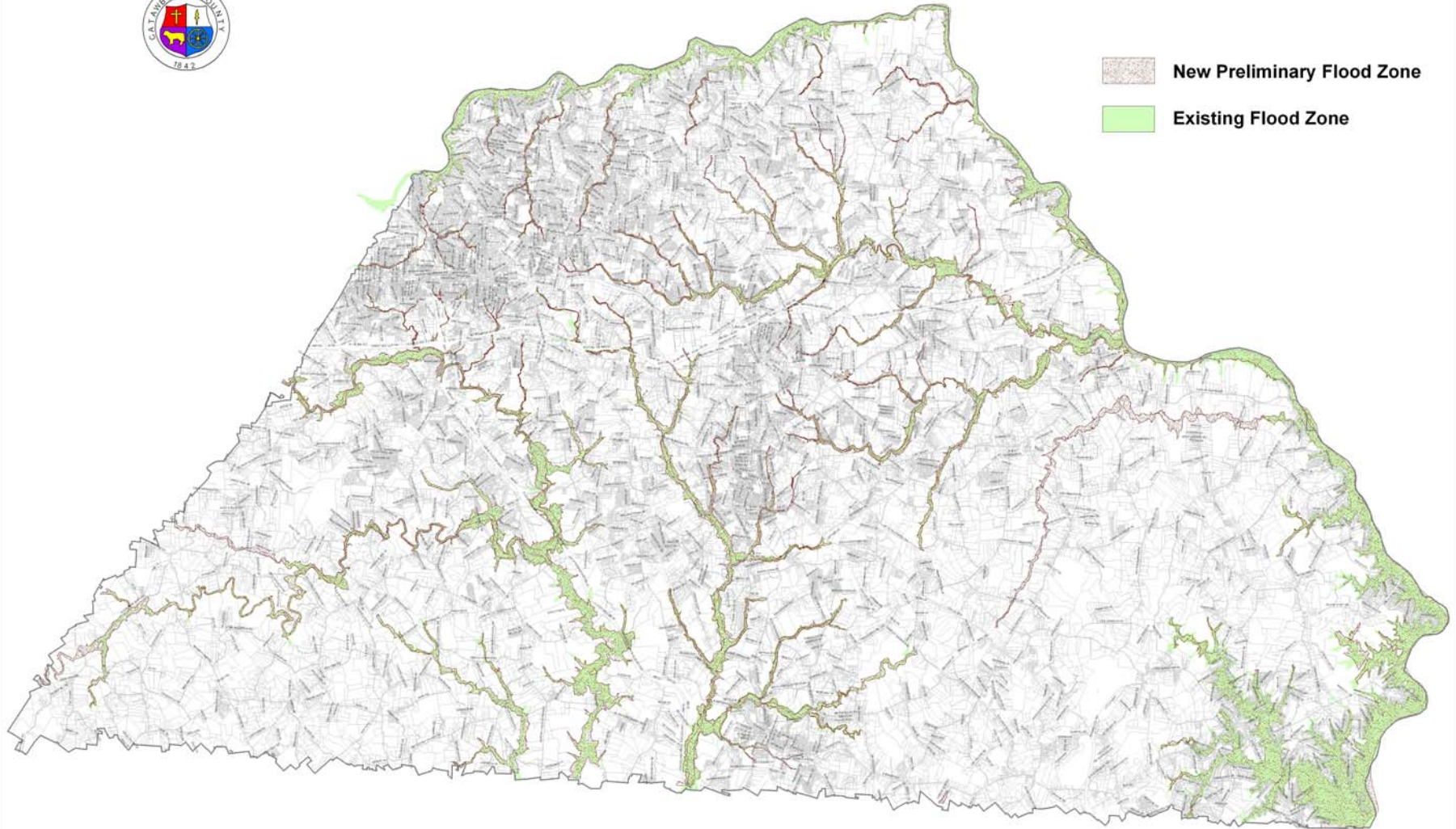


# 100 Year Flood Map

## Catawba County, NC



-  New Preliminary Flood Zone
-  Existing Flood Zone

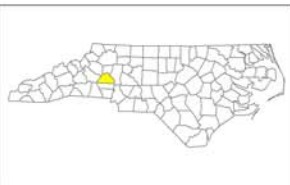


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**Legend**

- MP-O - Mountain Protection
- CRC-O - Catawba River Corridor
- DWMH-O - Doublewide Manufactured Home
- RP-O - Rural Preservation
- FPM-O - Floodplain Management
- MUC-O - Mixed-Use Corridor
- WSII-Critical
- WSII-Protected
- WSIII-Critical
- WSIII-Protected
- WSIV-Critical
- WSIV-Protected
- County Boundary
- Municipal Limits
- Lakes



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Printing Date: June 16, 2008  
 File: E:\new\csc\maps\DC\Calaveras County - All Waters



# Staff Recommendation

- Recommend zoning maps as submitted with exception of flood maps.
  - Flood maps are preliminary for review and comment at this time. Subject to 90-day review and final approval by FEMA in early 2007
- Basis for approval is small area plans through 6-year community planning process